

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६ चे कलम ३७(१कक)(ग) आनंदे
मंजुरी.

नागपूर महानगरपालिका विकास नियंत्रण
नियमावलीमध्ये नवीन नियम क्र.३८ व अंपेंडिक्स यु
समाविष्ट करण्याबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
शिवीर कार्यालय, नागपूर,
शासन निर्णय क्र.टिपीएस-२४०९/नाशिका-४/प्र.क्र.३६५/०९/नवि-९
दिनांक: १५ डिसेंबर, २००९.

शासन निर्णयः- सोबतची अधिसवना महाराष्ट्र शासनाचे राजपत्रात कृपया प्रसिद्ध
करण्यात थावी.

महाराष्ट्राचे राज्यपाल यांच्या आवेशानुसार व नांवाने,

(प्रदीप गोहिल)
कार्यालय अधिकारी.

प्रति,

- १) सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई-३२.
- २) अध्यक्ष, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण, गृहनिर्माण भवन, वांद्रे (पूर्व),
गुंबई.
- ३) विमागीय आयुक्त, नागपूर विभाग, नागपूर.
- ४) आयुक्त, नागपूर महानगरपालिका, नागपूर.
- ५) सभापती, नागपूर सुधार प्रन्यास, नागपूर.
- ६) रांचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ७) मुख्य अधिकारी, गृहनिर्माण व क्षेत्र विकास मंडळ, सिव्हील लाईन्स, नागपूर.
- ८) जिल्हाधिकारी, नागपूर.
- ९) उपसंचालक, नगररचना, नागपूर विभाग, नागपूर.
- १०) राहायक संचालक, नगररचना, नागपूर शाखा, नागपूर.
- ११) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र
शासनाचे साधारण राजपत्रात नागपूर विभागीय पुरवणी भाग-१ भागे प्रसिद्ध करण्यात
येवून त्यांच्या प्रत्येकी १० प्रती या विभागास, उपसंचालक, नगररचना, नागपूर विभाग,
नागपूर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठविण्यात याव्यात.)

~~(प्रती) कक्ष अधिकारी, नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई.~~

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विमागाच्या वेब साईटवर
ठेवावी.)

१३) निवडनस्ती (नवि-९).

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 082.**

Dated 15th December, 2009.

NOTIFICATION

The Maharashtra Regional & Town Planning Act, 1966.

No. TPS 2409/NCO-4/CR-365/09/UD-9: Whereas, the Development Control Rules (hereinafter referred to as "the said DCRs") for the area within the jurisdiction of Nagpur Municipal Corporation (hereinafter referred to as "the said Corporation") has been sanctioned by Government vide Urban Development Department's Notification No.TPS-2400/1684/CR-192/2000/UD-9, dated 31st March, 2001 to come into force with effect from 9th April, 2001;

And whereas, there is no provision to deals with Low Cost Housing Schemes of the Maharashtra Housing & Area Development Authority (MHADA) in the said DCRs;

And whereas, Govt. in Housing Department has declared the "Housing Policy" (hereinafter referred to as "the said policy");

And whereas, the said policy proposed to allow redevelopment of MHADA colonies by providing higher FSI and to revise the size of old tenements. This will enable the present occupants to have better accommodation as well as create additional housing stock;

And whereas, Govt. felt it necessary in the public interest at large, to prepare a new set of regulation No. 38 to be added after the existing regulation No. 37 with Appendix "U" (hereinafter referred to as "the said proposed modification").

And whereas, in view of powers vested under sub-section (1AA) of section 37 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the "said Act"), Government has issued notice No. TPH 2408/1924/CR-212/08/UD-9 dated 17th July, 2008 (hereinafter referred to as "the said notice") regarding incorporation of Rule No.38 regarding development/redevelopment of Low Cost Housing Schemes of MHADA in the said DCRs for the Nagpur Municipal Corporation area (hereinafter referred to as "the said modification") and inviting suggestions/objections from the general public within a period of one month from the date of publication of this notice in the official gazette. Also appointed the Dy.

Director of Town Planning, Nagpur Division, Nagpur having his office at Old Secretariat Building, Civil Lines, Nagpur as an officer under sub-section (1) of section 162 of the said Act (hereinafter referred to as "the said Officer") and who will submit his report to Government within 30 days after expiry of the above mentioned period;

And whereas, the said officer has submitted his report regarding the said modification on 5th December, 2008 to Government;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Govt. is of the opinion that the said Modification should be sanctioned;

Now, therefore, in exercise of the powers vested under section 37(1AA) [c] of the said Act, Govt. hereby-

- A) Sanctions the said modification as mentioned in the "Schedule" attached herewith.
- B) Fixes the date of publication of this notification in the government gazette as the date of coming into force of this modification.
- C) Directs the said corporation to add new entry as per schedule enclosed herewith in the schedule of modifications appended to the Notification dated 31st March, 2001 sanctioning the said Development Control Regulations after last entry.

By order and in the name of the Governor of Maharashtra,



(Pradeep Gohil)
Section Officer

Note: This notice is also published on Department's web site at www.urban.maharashtra.gov.in

SCHEDULE

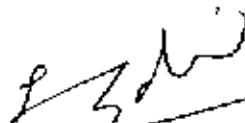
**Accompaniment to Government in Urban development Department's Notice
No. TPS 2409/NCO 4/CR-365/09/UD-9 dated 15th December, 2009.**

Regulation No.38: Development/redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority:

- 1) The FSI for a new scheme on vacant lands of Low Cost Housing Schemes for Economically Weaker Section, Low Income Groups & Middle Income Group of the MHADA having at least 60% built up area in the form of tenements under EWS, LIG & MIG categories shall be 2.50.
- 2) For redevelopment of existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies/occupiers of buildings or by housing societies/occupiers of building or by lessees of MHADA or by the developer, the FSI shall be as under –
 - a) Total permissible FSI shall be 2.5 on gross plot area.
 - b) The incentive FSI admissible against the FSI required for rehab shall be as under –
 - (i) In congested area, for the area upto 4000 sq.mt. the incentive FSI admissible will be 50%.
 - (ii) In congested area, for the area above 4000 sq.mt. the incentive FSI admissible will be 60%.
 - (iii) Outside congested area, for the area upto 4000 sq.mt. the incentive FSI admissible will be 60%.
 - (iv) Outside congested area, for the area above 4000 sq.mt. the incentive FSI will be 75%.
 - c) In the redevelopment scheme either –
 - (i) Difference between 2.5 FSI and the FSI required for "rehab + incentive" shall be shared between MHADA & Society/Developer in the ratio of 2:1.
 - (d) In the scheme, for the land allotted for societies of MIG & HIG and developed plot allotted individually to MIG & HIG group, the permissible FSI shall be as per Table 28 of Appendix-N of Development Control Regulation 15.
- 3) In case of grant of NOC with additional permissible Builtup area over and above the permissible FSI by Nagpur Housing Board/MHADA for the purpose of undertaking Redevelopment/Utilisation, MHADA shall charge premium at the rate decided by Govt. in Housing Department from time to time.
- 4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA

for EWS, LG categories, the Regulations in Appendix-U (newly added after Appendix-T) shall apply.

- 5) For the purpose of this Regulation the carpet areas for EWS, LG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the off site infrastructure, MHADA shall pay to the Nagpur Municipal Corporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.
- 7) Notwithstanding anything contained in these regulations, the relaxations incorporated in Regulations No. 37 of these regulations shall apply for Housing schemes under this regulation for tenements under EWS/LG and MIG categories. However, the front open space in no case shall not be less than 3.6 mt.
- 8) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA/Nagpur Board thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.
- 9) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.



(Pradeep Gohil)
Section Officer

for EWS, LIG categories, the Regulations in Appendix-U (newly added after Appendix-T) shall apply.

- 5) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the off site infrastructure, MHADA shall pay to the Nagpur Municipal Corporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.
- 7) Notwithstanding anything contained in these regulations, the relaxations incorporated in Regulations No. 37 of these regulations shall apply for Housing schemes under this regulation for tenements under EWS/LIG and MIG categories. However, the front open space in no case shall not be less than 3.6 mt.
- 8) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA/Nagpur Board thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.
- 9) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.



(Pradeep Gohil)
Section Officer

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Appendix 'U'
(Regulation 38)

Regulation for Low Cost Housing Schemes of the Maharashtra Housing and Area Development Authority for Economically Weaker Section (EWS) and Low Income Groups(LIG)

1. **Density –**

- a) Density shall be upto 450 tenements per net hectare having at least 60 percent tenements for EWS/LIG housing.
- b) Extra density of 20 percent over and above the normally permissible density will apply for such housing schemes, with 60 per cent tenements under the E.W.S. and L.I.G. categories.

2. **Minimum Plot Size –**

- a) In the case of a growing house on a plot of 25 sq.m., a room of minimum size of 5.57 sq.m. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificate for second phase issued as required.
- b) **Multi-purpose rooms** – A multi purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.
- c) Cooking space (alcove) – Provision of separate kitchen shall not be necessary. However, Cooking space shall be allowed with a minimum use of 2.4 sq.m. with minimum width of 1.2 m.
- d) **Combined toilet** – A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter,
- e) **Height** – the average height for a habitable room with sloping roof shall be minimum 2.6 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closets (without loft) shall have a clear minimum height of 2.2 m.
- f) Plinth – The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

3. **External walls** – 115 mm. thick external brick wall without plaster shall be permitted.

4. **Staircases** - Single flight staircases without landing between the two floors shall be permitted.
5. **Front open space** - The front open space from roads having width of 9.14 m. and below shall be of a minimum of 1.5 m for buildings with height of upto 10 m.
6. **Open space (side and rear)** - The distance between two ground floor structures shall be of minimum of 4.5 m. for purposes of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from an open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.
7. **Pathways** - The width of pathways shall be as follows -
 - i) 1.5 m width of pathways upto 20 m. in length.
 - ii) 2 m. width of pathways upto 30 m. in length.
 - iii) 2.5 m. width of pathways upto 40 m. in length.
 - iv) 3 m. width of pathways upto 50 m. in length.
8. **Flushing cistern** - In water closets, flushing cistern shall not be essential and toilets without this provisions may be permitted.
9. **Water closet pan size** - the water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.
10. Septic tank and leaching pits (soak pits) A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.
11. **Convenience shopping** - Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5 m. and a minimum plot area of 25.0 is available and is provided.
12. **Recreation Ground** - In the layouts, provisions for recreation ground shall be on the lines prescribed in these Regulations.
13. **Ancillary structures** - Ancillary structures such a permissible ground tank, overhead tank substations etc, shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 per cent of such space shall be utilised for such purposes.

प्रादेशिक मोजना सांगली-मिसूज

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम
२०(४) आन्वये फेस्टवदल मंजूर करणेवाहत.

मीजे कवठेगाहाळक, जि.सांगली

ग.ने.१५२४(बूना स.ने.१५२ व ५४३) स.ने.५३४, ५४५, ५४६(३),
५४८, ५४९, ५५०, ७५६, ७५७(३), ७५८(३) व ७५९(३) ह्या
जमिनी सेती विभागातून बगळून सेवास विभागात समाविष्ट
करणेवाहत.

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय न्रमांक टिपीएस - २००८/१६१२/प्र.क.१५१२/०८/नवि-१२

मंत्रालय, मुंबई : ४०० ०३८,

फोनांक : २४-३२-२००९

शासन निर्णय :-

सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्र राजपत्र थांच्या आवेशानुसार व नावाने

(वि. न. यांडे)
अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

जिल्हाधिकारी, सांगली.

सहाय्यक संचालक नगर रचना, सांगली शास्त्रा, सांगली.

घरस्थापक, घरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात घेते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या
राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ भागे प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती
या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग,
पुणे, सहाय्यक संचालक नगर रचना, सांगली शास्त्रा, सांगली यांना पाठवाव्यात)

त्यांना अधिकारी (नवि-२१), लक्ष्मी विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात घेते की, सदर अधिसूचना शासनाच्या देखसाईटवर प्रसिद्ध करावी.

निएकूनस्ती (नवि-१२)

क्रमांक दिपीएस - २००८/१६१२/प्र.क्र.१५१२/०८/नवि-१३

महाराष्ट्र प्रावेशिक व नगररचना अधिनियम मध्यांगी सांगली विस्त विभाग योजना (यापूर्वे "उक्त प्रावेशिक योजना") असे अंदेशिलेले) नगर विकास व सर्वेत्यनिक आणेच विभागाची अधिनियम इ. दिपीएस-२००९/३४३४(व)/प्र.क्र.१६१२/०९/नवि-५, विनांक १४ मार्च १९८६ आन्यथे मंजूर केली असून ती दिनांक ३० मे १९८६ पौसून अमलात आली आहे.

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आणि ज्याअंगी, उक्त प्रावेशिक योजनेच्या प्रस्तावानुसार मौजे कषटेमहांकाळ, वि.सांगली येथील ग.नं.१५२४(जूना च.नं.५४२ व ५४३), सं.५४४, ५४५, ५४६(वै), ५४०, ५४३, ५४४, ७५६, ७५७(वै), ७५८(वै) व ७५९(वै) या जमिनी (यापूर्वे ज्यांचा "उक्त जमिनी" असा उल्लेख करण्यात आला आहे) "सेती तथा ना-विभाग विभागात" उभाविष्ट आहेत;

आणि ज्याअंगी, महाराष्ट्र प्रावेशिक व उक्त रचना अधिनियम, १९६६ (यापूर्वे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) चे कलम २० पोटकलम (२) नदील तरतुदीनुसार पूर्णील अटीसापेक्ष उक्त जमिनी सेती तथा ना विकास विभागातून वगळून रहिवास विभागात समाविष्ट करण्याकरिता उक्त प्रावेशिक योजना सुधारित करणे आवश्यक आहे.

अट क्र. १ - जिल्हाधिकारी, सांगली विहित करतील त्या प्राथमिक सुविधा संवैधित जमीन भालक स्वरूपाचीने करतील व तशा केल्या आहेत याचाचत जिल्हाधिकारी सांगली यांचे समाप्तान करतील.

अट क्र. २ - यांच्या रेखांकनातील ३०% खूल्या आवेद्यतिशित १०% अतिरिक्त झेव सुविधा झेव म्हणून दर्शविणे आवश्यक राहिल.

(यापूर्वे ज्याचा उल्लेख "उक्त पेटकदल" असा करण्यात आला आहे)

आणि ज्याअंगी, उक्त अधिनियमाच्या कलम २० चे पोटकलम (३) च्या तरतुदीनुसार उक्त पेटकदल करण्यासाठी शासनाच्या नगर विकास विभागाने इ.टिपीएस-२००८/१६१२/प्र.क्र.१५१२/०८/नवि-१३, विनांक २४.१.२००९ अन्यथे आम जनतेच्या हरकती/सूचना मागविष्यासाठीची नोटीस महाराष्ट्र शासन राजभव, भाग-१ पुणे विभागीय पुरवणीत दिनांक १९.३.२००९ रेही पु.क्र.१५५ ते १६६ वर प्रावेशिक केली आणि विहित मूदतील प्राप्त सूचना हरकती दाखल करणा-यांना सुनावणी देण्याकरिता व शासनास अहवाल साकर करण्याकरिता अधिकारी म्हणून उपसंचालक नगर रचना, पुणे विभाग, पुणे यांची नियुक्ती करण्यात आली होती (यापूर्वे "उक्त अधिकारी" असे संबोधले आहे);

आणि ज्याअंगी उक्त अधिका-यांच्या प्राप्त अडवालावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला चेताव्यानंतर उक्त जमीनी काही अटीसह शेती तथा ना विकास

विभागातून घगडून रहिवास विभागात समाप्तिष्ठ करणे आवश्यक असत्याचे शासनाचे भत झाले आहे. तसेच ग.नं.१५२४ मधील प्रस्तावीत पुर्व परिचय १८ भी. दंद सत्याची आखण्याची उक्त केरबवल दर्शविणा-या भाव नकाशात दर्शविणाप्रमाणे किंचीत उत्तरेस सखविणे आवश्यक असत्याचे शासनाचे भत झाले आहे.

त्याजर्दी आता उक्त अधिनियमाचे कलम २० चे पोटकलम (३) च त्या अनुषंगाने प्राप्त अधिकारात शासन झाल अभियांवाढत उक्त फेरबवल प्रस्तावाचा खुडील प्रभावे मंजूरी देत आहे व त्याचाची उक्त प्रावेशिक योग्या मंजूरीच्या दिनांक १५/३/१९८५ च्या 'अधिसूचनेविल फेरबवलांच्या अनुसूचीमध्ये खेडीच्या नोंदीनंतर खुडील नंदीन नोंद समाप्त करण्यात देत आहे.

नोंद

नोंद करावेन्हावाळ, वि.सांगली येथील ग.नं.१५२४(जूना स.नं.५४२ व ५४३) स.नं.५३४, ५४५, ५४६(पै), ५४०, ५४१, ५४८, ५५६, ५५४(पै), ५५३(पै) व ७५७(पै) या जिल्हाची असलील अटीस अधिक शासन सेती तथा ना विकास विभागातून घगडून नकाशात दर्शविणेल्या रस्यांच्या जागत्काळाह सिद्धांतावरूपे करण्यात देत आहे.

अट क्र. १ - जिल्हाधिकारी, सांगली विहित करतील त्या प्राथमिक सुविधा संबंधित जमीन भागातून स्वतःचाने करतील व तशा केल्या आहेत याचावत जिल्हाधिकारी सांगली याचे समाधान घरतील.

अट क्र.२ - जागेच्या रेखांकनातील १०% खुल्या जागेव्यतिरिक्त १०% अनिवार्य भेत्र सुविधा भेत्र खण्डून दर्शविणे आवश्यक राहिल.

टिप्प १०८८

अ) उक्त मंजूर केरबवल दर्शविणारा जाग नकाशा टिप्पीपत्र- २०८८/३६१२/ प्र.क्र.१६१२/०८ नंवि-१३ नागरिकांच्या अवलोकनार्थ कार्यालयील कामकाजाच्या विष्णवी कार्यालयीन वेळेमध्ये ज्ञासी नमूद केस्तेच्या कार्यालयासुप्ये देश्यावत जाता आहे.

१. उपसंचालक नगर सदना, पुणे विभाग, पुणे.

२. जिल्हाधिकारी, सांगली.

३. सहाय्यक संचालक नगर कालार, सांगली शास्त्रा, सांगली.

ब) सदर फेरबवलाची अधिसूचना शासनाच्या

विभागार्थ्यप्रसिद्ध रस्यावत आणी आहे.

महाराष्ट्राचे राज्यपाल यांच्या आवेदानुसार व नायाने.

(वि. म. रानडे)

अधिकारी, महाराष्ट्र शासन.

NOTIFICATION

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai-400032.

Date- 24.12.2009

No. TPS-2008/1612/CR-1512/08/UD-13

Maharashtra
Regional &
Town Planning
Act 1966.

Whereas, the Regional Plan of "Sangli-Miraj Region (hereinafter referred to as "the said Regional Plan") has been sanctioned by Government in, Urban Development & Public Health Department vide its Notification No. TPS-2076/3434(B)/CR-313/79/UD- 7 dated 15th March, 1985 and has come into force with effect from 30th May, 1985;

And whereas, as per the proposals of the said Regional Plan the land bearing G.No.1324(Old S.No.542, 543)S.No.534, 545, 546(pt), 540, 541, 544, 756, 754(pt), 753(pt) & 757(pt) village Kavathemahakal, Dist. Sangli is included in Agricultural/No Development Zone (hereinafter referred to as "the said lands");

And whereas, Government of Maharashtra is of the opinion that it is necessary to change the zoning of the said lands from Agricultural/No development Zone to Residential Zone under sub section (2) of section 20 of the Maharashtra Regional & Town Planning Act 1966 (hereinafter referred to as the said Act) subject to following conditions.

Conditions:-

1. Owner of the land shall provide the necessary infrastructure facilities/amenities as may be specified by the collector & up to the satisfaction of the collector, Sangli.
2. 10% additional Amenity space shall be kept in addition to the required 10% open space in the layout of the land.

(hereinafter referred to as "the said modification")

And whereas, the notice regarding the proposed modification under sub section (3) of section 20 of the Maharashtra Regional and Town Planning Act, 1966 inviting suggestions/objections from General Public vide Urban Development Department's Notice No. TPS-2008/1612/CR-1512/08/UD-13 dated 24.02.2009 was published, which appeared in Maharashtra Government Gazette Part-I, Pune dated 19.03.2009 at page No.995 to 996. The Deputy Director of Town Planning, Pune Division, Pune was appointed as an officer by Government to hear suggestions/objections and submit his report to Government (hereinafter referred to as "the said officer")

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning Maharashtra State, Pune, Govt. is of the opinion that Zoning of the said land shall be changed from Agriculture/No Development Zone to Residential Zone with certain conditions; And the alignment of the 18 m. wide proposed road from the land bearing Gat No.1524 is necessary to be shifted slightly towards north;

Now, therefore, in exercise of the powers conferred by sub-section (4) of section 20 of the said Act, the Government hereby finally sanctions the said modification proposal and modifies the notification sanctioning the said Regional Plan; for that purpose after the last entry the new entry is added in the schedule of Modifications appended to the Notification dated 15th March 1985 sanctioning the said Regional Plan as follows.

ENTRY

Land bearing G.No.1524(Old S.No.542, 543), S.No.534, 545, 546(pt), 540, 541, 544, 756, 754(pt), 753(pt) & 757(pt) is deleted from Agricultural & No Development Zone & included in Residential Zone with road network as shown on plan & with following Conditions;

Conditions:-

1. Owner of the land shall provide the necessary infrastructure facilities/amenities as may be specified by the collector & up to the satisfaction of The Collector, Sangli.
2. 10% additional Amenity space shall be kept in addition to the required 10% open space in the layout of the land.

Note :-

A. The plan bearing No.TPS-2008/1612/CR-1512/08/UD-13, showing the said draft modification is available for inspection by the general public during office hours on all working days at the following offices.

1. The Deputy Director of Town Planning, Pune Division, Pune, S.No. 74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune-9.
2. The Collector of Sangli.
3. Assistant Director of Town Planning, Sangli Branch, Sangli.

B. This notification is also published on government web site at www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.

{V. M. Ranade}
Under Secretary to Government.

३०२९

प्रादेशिक योजना -मुंबई महानगर प्रदेश .

हरीत-१ विभागातील ब्राह्मणाबाबत नविन नियम क्र.१५.८.१
(आर) समाविष्ट करणेबाबत,
महाराष्ट्र प्रादेशिक ड नगर रचना अधिनियम १९६६ चे
कलम २० (३) अन्वयेची सूचना

महाराष्ट्र शासन

कर्तव्यविभाग नं८४

शासन निर्णय क्रंगाक-टी.१२०९ उल्लः य.क्र. ८८८/८९/नं८४-४२

गोवा, मुंबई-४०० २१२

दिनांक १२.१२.१९६८

शासन निर्णय :- संबोधची सूचना महाराष्ट्र शासन गोवा राज्यातील प्रमिळ करारी

महाराष्ट्राचे नियमाल याचा आदेशानुसार नविनता,

१०१
(विभागीक व विभाग)
कर्तव्यविभाग.

प्रति,

१) महानगर अयुक्त, मुंबई महानगर प्रदेश विभाग गोवा-कृष्णा-कुल्ला-संकुल, बोंडा (पुर्व), मुंबई-४०० ००८.

२) विभागीय अयुक्त, कोकण विभाग, जळगाव भवन, नांज-मुंबई.

३) संघालक नगर रचना संसदी राज्य-सभा.

४) विलोधिक नोंदाणे/राज्य-सभा.

५) उपसंघालक, नगर रचना कोकण विभाग, कोकण भवन, नांव-मुंबई.

६) सहायक संघालक नगर रचना, ताणे जळगाव, नांव.

७) सहायक संघालक नगर रचना, अंंचल शाखा, जिगदगड.

८) अवस्थापन नासकीय संघर्षी मुंबई लय, धनीरंगड, मुंबई.

(त्यांना विनंती की, संबोधची शासनाव सूचना महाराष्ट्र शासनाच्या संशोधन राजपत्रात कोकण विभागीय पृष्ठवरी प्राप्त आहे, मध्ये इन्ही कठन याच्या प्रवर्णकी व प्रत्येक विभागीय संघालक नगर रचना, महाराष्ट्र राज्य, पुणे व उप संघालक नगर रचना, कोकण विभाग, कोकण भवन यांना पाठवाव्यात)

९) कक्ष अधिकारी, कार्यालय नं८४, याचा विनंते करव्यात यांना को, संबोधची अंशसूचना विभागाच्या बेवसाईटवर प्राप्तिक उन्ही.

१०) निवडनस्ती (कादांसन-२०)

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI-400 032.**

Dated : 1st January, 2010.

NOTICE

**Maharashtra
Regional &
Town
Planning Act,
1966.**

No. TPS - 1209/706/CR-419/09/UD-12:- Whereas, the Regional Plan for Mumbai Metropolitan Region has been sanctioned by Government in Urban Development Department under section 15 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide its Notification No. TPS-1297/1904/CR-116/97/UD-12 dated 23/9/1999, which came into force with effect from 1/12/1999 (hereinafter referred to as the "said Regional Plan");

And whereas, the Development Control Regulations of said Regional Plan does not contain the provision of permitting use of land fill sites in the G-1 Zone;

And whereas, to facilitate the development of regional landfill sites, it is necessary to modify the said regulations to include the activity of solid waste disposal as a permissible activity in G-1 Zone;

And whereas, as provided in sub-section (2) of section 20 of the said Act, Government is of the opinion that after regulation No. 15.8.1(q). Following new Regulation No. 15.8.1(r) shall be added to permit the activity of solid waste disposal in G-1 Zone:-

"15.8.1(r) - Public service and utility establishments, such as water treatment plant, sewage treatment plant, solid waste treatment and disposal facilities along with essential support activities" (hereinafter referred to as "the said modification");

Now therefore, as provided in sub-section (3) of section 20 of the said Act, Government hereby declares its intention to make the said modification to the said Regulations and publishes this notice for inviting suggestions/ objections. The Suggestions/ objections, if any, to the said modification are invited from the public in writing within a period of sixty (60) days from the date of publication of this notice in

Maharashtra Government Gazette. The suggestions/objections shall be addressed to the Deputy Director of Town Planning, Konkan Division, having his office at 3rd floor, Konkan Bhavan, Navi Mumbai, who is hereby appointed as an officer to scrutinise and hear the suggestions / objections that may be received on the said modification and to submit his report to Government. The suggestions/objections received within the period of sixty (60) days from the date of publication of this notice in the Government Gazette shall be considered.

Note:

(A) This notice is kept open for inspection by the public during office hours on all working days in the following offices :-

- 1) The Metropolitan Commissioner, MMRDA, Bandra-Kurla Complex, Bandra (E), Mumbai 400 051.
- 2) Collector, Thane/Raigad.
- 3) Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 4) Assistant Director of Town Planning, Thane Branch, Thane.
- 5) Assistant Director of Town Planning, Alibaug Branch, Alibaug, Dist. Raigad.

(B) This notice is also published on departments web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(Ashok B. Patil)
Section Officer.